

SAMPLE PROSPECTUS

PROPOSALS FOR THE WHAT GRASSY CREEK CONCESSION AT ANYWHERE NATIONAL WILDLIFE REFUGE

Prospectus Number: 0000001

Date Issued: 09/30/20XX

1. Nature of Commercial Opportunity: The U.S. Fish and Wildlife Service (Service) is seeking proposals for the operation of a concession to provide the following minimum rental equipment and services for the public at the Grassy Creek area at Anywhere National Wildlife Refuge (Refuge).

- A. Rental of canoes/fishing boats/bikes
- B. Sale of canoes/fishing boats/bikes
- C. Interpretive guided tours of refuge
- D. Educational clinics and special events
- E. Meeting room rentals
- F. Campsite rentals

The Operations Plan contains all requirements for rentals, sales, guided tours, and educational clinics/special events.

2. Location of Concession Facility: The refuge is located in Anywhere, USA . The refuge consists of approximately 6,000 acres and is a unit of the National Wildlife Refuge System (System). The concession operation is located on the north end of the refuge. Access to the site is by vehicle via Wildlife Road and by water through Anytime Inlet. Visitation for the last full fiscal year recorded 1 million visitors to the refuge. Of this total, the concession area accommodated approximately 250,000 visitors. A map of the location of the facility is included as Exhibit B of the contract. The concession facilities include a fishing pier, restroom, fixed wooden boat dock, two lane boat ramp, 20' x 20' storage shed, and 12' x 20' office building.

3. Annual Gross Receipts by Year Recorded At Concession Facility:

Agreement Year 1: \$570,000.00
Agreement Year 2: \$600,000.00
Agreement Year 3: \$625,000.00
Agreement Year 4: \$700,000.00

4. Current Concession Contract: The current contract expires on September 30, 20XX. The existing concessionaire has operated satisfactorily during the period of the current contract and is expected to be a competitor for the new agreement.

5. Proposed Concession Contract: The proposed concession contract will be sent to all prospective offerors. Offerors are advised that this is not a procurement instrument subject to the rules and regulations of the Federal Acquisition Regulations. All provisions governing the concession operation, including required periods of operation, reporting, pricing and subcontracting, are set forth